167.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	882,000 / 882,000
					USE VALUE:	882,000 / 882,000
					ASSESSED:	882,000 / 882,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARDING WILLIAM/HEIDI
Owner 2:	
Owner 3:	
Street 1:	160 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MUISE RICHARD P/LINDA D -
Owner 2:	-
Street 1:	160 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .296 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Brick Veneer Exterior and 2153 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12909.000	338,600	6,600	536,800	882,000
Total Card	0.296	338,600	6,600	536,800	882,000
Total Parcel	0.296	338,600	6,600	536,800	882,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.63 | /Parcel: 409.63

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110454

GIS Ref

GIS Ref

Insp Date 06/16/18

!12913!

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,600	6600	12,909.	536,800	882,000		Year end	12/23/2021
2021	101	FV	328,200	6600	12,909.	536,800	871,600		Year End Roll	12/10/2020
2020	101	FV	328,100	6600	12,909.	536,800	871,500	871,500	Year End Roll	12/18/2019
2019	101	FV	260,400	6700	12,909.	536,800	803,900	803,900	Year End Roll	1/3/2019
2018	101	FV	260,400	6700	12,909.	475,500	742,600	742,600	Year End Roll	12/20/2017
2017	101	FV	260,400	6700	12,909.	398,800	665,900	665,900	Year End Roll	1/3/2017
2016	101	FV	260,400	6700	12,909.	398,800	665,900	665,900	Year End	1/4/2016
2015	101	FV	254,000	6700	12,909.	345,100	605,800	605,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:47:27

LAST REV

Date	Time
07/09/18	11:55:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12913

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUISE RICHARD P	51939-406		12/1/2008		581,700	No	No		
WIEGAND FANTINA	47783-89		7/10/2006	Family	1	No	No		
WIEGAND	29184-140		10/5/1998	Family		No	No		A

USER DEFINED

Prior Id # 1:	110454
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/1997	631	Manual	4,800					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2018	Inspected	BS	Barbara S
5/17/2018	TTL REFUSAL	CC	Chris C
10/22/2008	Meas/Inspect	345	PATRIOT
4/21/2000	Inspected	264	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12909		Sq. Ft.	Site		0	70.	0.59	8			Med. Tr	-5					536,831						536,800	

Total AC/HA:	0.29635	Total SF/SM:	12909	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	536,831	Spl Credit		Total:	536,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23107362
Const Adj.:	1.02367651
Adj $ / SQ:	163.829
Other Features:	84300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	490719
Depreciation:	152123
Depreciated Total:	338596

COMMENTS

OF=SINK BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

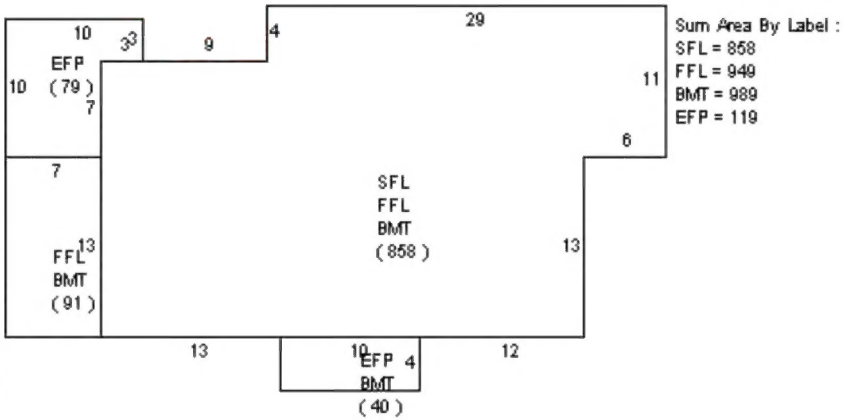
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.21
Special Features:	0	Val/Su Net:	116.16
Final Total:	338600	Val/Su SzAd	187.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	989	60.330	59,666
FFL	First Floor	949	163.830	155,473
SFL	Second Floor	858	163.830	140,565
EFP	Enclos Porch	119	51.290	6,103

Net Sketched Area:	2,915	Total:	361,807
Size Ad	1807	Gross Area	2915	FinArea	2153
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1940	20.17	T	40	101			5,900			5,900
19	Patio	D	Y	1	14X16	A	AV	1998	3.92	T	16.8	101			700			700

More:	N	Total Yard Items:	6,600	Total Special Featues:		Total:	6,600